

## 7 Turley Grove Shifnal TF11 8FT

A Most Attractive Double Fronted Four Bedroom Home built in a traditional style with a spacious light filled interior, contemporary sleek finishes and a family friendly layout of rooms arranged over two floors of modern luxury. This delightful property sits within an enviable cul de sac position of highly desirable family homes on the rural fringe of Shifnal yet being only a short distance to local schools and a full complement of shops, restaurants, cafes, bars as well as medical and dental practices within this vibrant Shropshire town centre. You will also be pleased to note that on arriving at the property, a sizable driveway and double garaging gives plenty of off road parking. Stepping inside the house an Entrance Hall greets you complete with a must have Downstairs Cloakroom and a stylish decor which is reflected throughout the property beginning with a Wow Factor fully fitted Breakfast Dining Kitchen connecting to the Dining Room which is sure to impress and furthermore just off the hallway a further reception room offers an adaptable space for use as Study/children's Playroom or even another bedroom for a visiting guest or family member. Completing the ground floor a stylish and cosy Lounge having rear garden access offers a perfect retreat to unwind and relax after a busy day. Across the upper floor landing a glamorous Master En Suite Bedroom offers a further peaceful haven and three further comfortable bedrooms of excellent dimensions are served by a beautifully appointed Family Bathroom. Road and Rail links are also particularly convenient with rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston and Junction 3 and 4 of the M54 being only a short driving distance.

**ACCESS** The property sits back behind areas laid to borders planted with an array of perennials giving colour and interest, along with decorative gravel which sweeps around the side of the house to a rear garden access gate, along with a tarmac driveway fronting the double garaging.

## Overview

- A Splendid Family Home of Pleasing Dimensions and Light Filled Rooms
- Ground Floor Cloakroom, Four Good Sized Bedrooms and Two Reception Rooms
- Fabulous Kitchen/Breakfast Room connecting to a Dining Room
- High Quality Appointments Throughout and Beautifully Decorated Rooms
- Master Bedroom En with Suite and Three Further Bedrooms Served by a

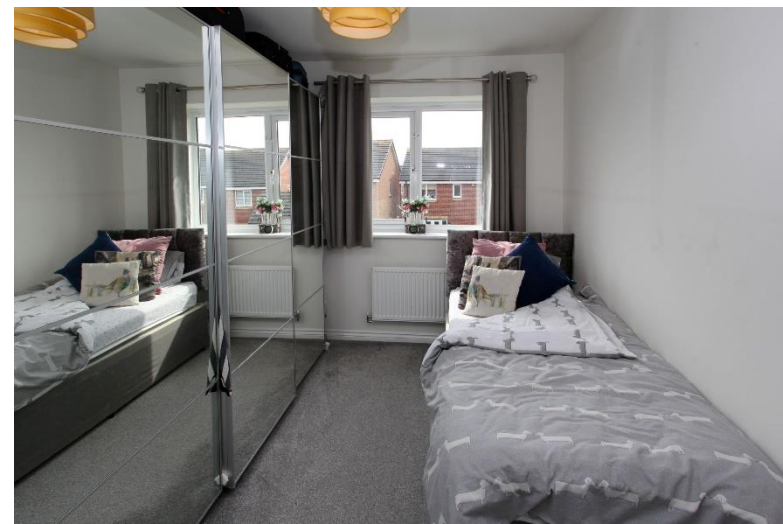
**ACCOMMODATION** An imposing pillared tiled overhang open porch with lighting alongside and a composite Entrance Door opens into the **ENTRANCE HALL** The hall accommodates a staircase rising to the first floor, there's a useful understairs storage cupboard, a radiator provides warmth, its well lit with two ceiling lights and the flooring is laid to porcelain tiling creating a sumptuous finish which continues through into the kitchen/living/dining room and **DOWNSTAIRS CLOAKROOM** Having a radiator, ceiling light, extractor fan, modern wall tiling and a suite comprising of a pedestal hand wash basin and W.C. Also sitting adjacent to the entrance hall sits a **FURTHER RECEPTION ROOM/STUDY/CHILDREN'S PLAYROOM OR MAYBE ANOTHER BEDROOM TO SUIT A FAMILY'S NEEDS** Having a window inset with a slatted blind overlooking the frontal aspect, radiator, carpet, ceiling light. **BREAKFAST DINING KITCHEN/LIVING/DINING ROOM** The Kitchen area is accessed from the front of the entrance hall having a window inset with a wooden slatted blind overlooking the frontal aspect of the property, down lighting creating a cosy glow during the evening, a radiator giving warmth and this area is fully fitted with an array of contemporary cupboards topped with ample butchers block style counter space extending to a breakfast dining area. It's also well equipped with a five ring gas hob having gorgeous metro wall tiling alongside and an extractor inset with lighting, a double oven, one and a half bowl stainless steel sink and drainer along with concealed integrated appliances including a dishwasher, washing machine and fridge freezer. The kitchen extends to the wonderful Living/Dining area with double glazed doors giving access and there's plenty of space for a large grand table to seat all the family or gather with friends and double opening French doors also lead out into the rear garden. **LOUNGE** A part glazed door from the entrance hall gives access into this most attractively appointed stylish room adorned with a panelled wall, cosy carpet, French doors opening into the rear garden as well as having a radiator, ceiling light and a further part glazed door opening into the Living/Dining/Kitchen.

A carpeted staircase rises to the **FIRST FLOOR LANDING** Having a hatch to a part boarded loft, airing cupboard housing the hot water cylinder, carpet, ceiling light point, radiator and doors to all rooms. **BEDROOM ONE** A very pleasant room having two windows overlooking the frontal aspect and having carpet, ceiling light, a radiator and a door opening into the **EN SUITE SHOWER ROOM** Beautifully appointed with high quality Karndean flooring and wall tiling, down lighting, a heated towel rail, and a contemporary shower enclosure with a thermostatic shower over, pedestal hand wash basin and W.C. **BEDROOM TWO** Also overlooking the frontal aspect and having flooring laid to carpet, ceiling light and a radiator. **BEDROOM THREE** Having a rear aspect over the garden and ceiling light, radiator and flooring laid to carpet. **BEDROOM FOUR** A further rear aspect room having ceiling light, radiator and flooring laid to carpet. **FAMILY BATHROOM** Beautifully appointed with Karndean flooring and attractive wall tiling, a heated towel rail, down lighting and a modern suite comprising of a panelled bath with thermstatic shower over, screen, pedestal hand wash basin, W.C. as well as having an extractor fan.

**REAR GARDEN** A generous garden mainly laid to lawn with a fence panelled perimeter along with gated access to the driveway and garaging, and there's also a useful rear access garage door within the garden. A patio offers a great space for al fresco dining with the family and a cold water tap is also housed within this area. **SHROPSHIRE COUNCIL TAX BAND: F EPC RATING: B DIRECTIONS:** From the centre of Shifnal take Broadway which becomes High Street and follow the road along towards the North side of the town (Newport Road B4379) turning left before the motorway bridge into Houghton Road and first right into Watts Drive. Follow the road along taking the fourth turning left into Turley Grove where the property sits on the left hand side as indicated by our For Sale Board.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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Total area: approx. 179.1 sq. metres (1927.4 sq. feet)

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